

Notes of the Neighbourhood Plan Monitoring Group (MG) Meeting

Via Zoom

Tuesday 29th September, 2020 at 7.30 pm

Present: Cllrs Verdon (Chair), Coleman, MacPhee, McFarlane, Steward, Gill Warsop, Helen Fleming and the Parish Clerk

NP01/20 Note taker

The Parish Clerk was appointed to take the notes.

NP02/20 Declarations of interest

Declarations of interest were made by Helen Fleming as chairman of the Odiham Society Planning sub-group.

NP03/20 Notes of the previous meeting

The notes of the meeting on 4th February were revised and approved as per Appendix 1.

NP04/20 Review of overall application of the NH Plan policies in planning applications determined by Hart DC since 4th February 2020

Members reviewed the Monitoring Sheet and Planning Tracking Sheet as presented with the agenda and noted NP Policies 5 (General Design Principles) and 6 (Odiham Conservation Area) were the policies most used by Hart DC when refusing applications.

Members asked for the Tracking Sheet to be revised to include an extra column to show where a NP Policy had been quoted and agreed this was the best monitoring report to use moving forward.

Councillors were encouraged to refer to NP policies when responding to applications demonstrating the NP policies were being applied.

A discussion took place on Parking Policies and noted the Hart DC Parking Policy was generally meant for new developments, however, it was also noted there was specific Parking Policy for Odiham within the settlement boundary.

Actions:

Clerk to ensure Planning Tracking Sheet is revised to include additional column and regularly updated.

OPC to refer to NP Policy 5.8 to strengthen OPC's comments on parking.

NP05/20 Windfall Sites

- Priors Corner site and The Barn site were proceeding.
- 3 bed house at Colt Hill House would be on the next OPC Planning agenda.
- Danetree House – permission granted.

NP06/20 Review of Policies in the light of Hart DC Local Plan and Differences

Noted:

Policy H1, Housing Mix – this was considered to be technical detail more relevant to Hart DC.

Policy ED6, District and Local Centre – this was relevant to Odiham NP and posed a possible conflict with NP Policy 9.

H4 – Specialist and Supported Accommodation – OPC should observe this policy.

NBE1, Development in the Countryside, k. “proposals for small scale informal recreation facilities such as interpretation centres and car parks which enable people to enjoy the countryside” – discussion concluded this did not create a conflict for the Crownfields development.

K – Car Parks – this was an interesting policy but created no conflict.

NBE9, Design – need to check Odiham NP Policy 5 to ensure wording matches.

NB10, Renewable and Low Carbon Energy – this could apply to wind turbines.

NP07/20 Policy 13 – Assets of Community Value (ACV)

An application for the Galleon Marine had been refused by Hart DC due to the following:

“To be able to be listed as an ACV the property must pass the following tests:-

- 1. an actual current use of the building or other land that is not an ancillary use furthers the social wellbeing or social interests of the local community, and*
- 2. it is realistic to think that there can continue to be non-ancillary use of the building or other land which will further (whether or not in the same way) the social wellbeing or social interests of the local community.*

It is seen that these criteria are conjunctive, ie both have to apply.

Nominations for ACV can only be considered to be listed if they are of interest socially (such as sport, culture or recreational uses) or increase the wellbeing of the local community now and into the future and are the main use of the land.

The nomination form refers to the activities on the site serving a much wider community and indeed attracting 000's of visitors per year, much more than just the locality of Odiham and neighbouring areas. It may well be the case that the actual users of the services offered by the boatyard experience some wellbeing benefit, but it is difficult to see how the local community generally benefits as is required by the ACV tests, which focus on social interaction and wellbeing benefits.

The Galleon Marine boatyard is not open to all, it is a functioning boatyard and whilst there may be some benefit from the activities offered this is not the sole purpose of the premises which is as a commercial enterprise, it is consequently considered as an ancillary activity which fails the ACV test.”

Members questioned how pubs could be included on the Register and suggested including the following on a new application: user surveys and raft race.

Action:

- Enquire how Hart DC reach decisions on ACV nominations.
- Ask Church Crookham for details on the village stores ACV application.
- OPC to make a future decision on whether to re-apply.

NP08/20 Responses to the White Paper reforms on the planning system
OPC's responses to the above were noted and could be viewed on OPC's website under the minutes of the Planning & Development Committee meeting held on 16th September.

NP09/20 To be arranged February 2021